GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Common Zoning Regulations – Final Notification - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 216 **Dated: 22-10-2025**

Read the following:

1. E-file bearing C.No.2909205 received from the DT&CP., Mangalagiri.
2. Govt.Memo.No.2927968/M2/2025 of MA&UD Dept., dt:26-09-2025.
3. Gazette.No.601, dt:26.09.2025 published in A.P.E-Gazette.
4. E-file bearing C.No.2909205 received from the DT&CP., Mangalagiri.

****

O R D E R:

In the reference 1st read above, the Director of Town & Country Planning, A.P., Mangalagiri has submitted that, in Andhra Pradesh there are different set of zoning regulations for different ULBs in the State. The Government approves Master plans along with zoning regulations. Further, there is no uniformity in zoning regulations across different ULBs and UDAs in the State, due to which, it is creating complexity in understanding its applicability. This also has led to difficulty among the general public, License Technical Personnel and also among the implementing agencies. Presently, the building permissions are issued through the Online Building Permission System (OBPS) on a single platform in the State. Therefore, it is difficult to customize all zoning regulations on a single platform. Hence, there is an immediate need to develop uniform zoning regulations for the entire State and this will help to avoid manual interpretation and intervention in the application of the zoning regulations.

2. The DT&CP., Mangalagiri further informed that, various Zoning regulations from various other States were also reviewed in the process of preparing common zoning regulations. Accordingly, the draft common zoning regulations with inclusion of a negative list in their common zoning regulations are submitted by the DT&CP., Mangalagiri for approval.

3. For this purpose, the Draft Common Zoning Regulations have been previously published in Extra-ordinary issue of Andhra Pradesh Gazette No.601, dt:26-09-2025 as required under Section 44-A of Andhra Pradesh (Andhra Area) Town Planning Act, 1920.

4. In the reference 4th read above, after examining the objections and suggestions received from public and ULB's and UDA's, the Director of Town & Country Planning, A.P., Mangalagiri has proposed Final Common Zoning Regulations with specific recommendations to the Government to take further necessary action in the matter.

5. Government after careful examination of the matter, as part of the Ease of doing business, reducing the compliance burden and deregulation and also compliance towards SASCI 2025-26 for availing the incentive, hereby, issue the following Common Zoning Regulations.

6. A copy of this order is available on the internet and can be accessed at the address https://goir.ap.gov.in.

7. Accordingly, the following notification will be published in Extraordinary issue of the Andhra Pradesh Gazette, dt:22.10.2025 and these orders will come into force with immediate effect.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing, Stationery & Store Purchase Department, Vijayawada for publication of Notification in the Gazette
The Commissioner and Director of Municipal Administration, A.P.,Vaddeswaram, Guntur.
The Director of Town & Country Planning, A.P., Mangalagiri, Guntur.
The Commissioner, A.P. Capital Region Development Authority, Vijayawada.
The Metropolitan Commissioner, VMRDA., Visakhapatnam.
The Engineer-In-Chief (PH), A.P., Tadepalli, Guntur.
All the Commissioners of ULBs in the State
- **through** C&DMA., A.P., Vaddeswaram.
All the VC's of UDAs in the State - **through** DT&CP., A.P., Mangalagiri.
All the District Collectors in the State.

Copy To:

The Director of Translations, Vijayawada(With a request to Translate into Telugu and Re-transmit the same)
The O.S.D. / P.S. to Hon'ble Minister for MA&UD Department.
The P.S. to Prl.Secretary to Government, MA&UD Department.
SF/SCs.

// FORWARDED BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by section 44 (1) of the Andhra Pradesh (Andhra Area) Town Planning Act,1920; section 16 read with section 10(ii) of AP Capital Region Development Authority Act, 2014 and section 118 read with section 5(5)(b) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the following Common Zoning Regulations are hereby published.

COMMON ZONING REGULATIONS - 2025

I. INTRODUCTION

Zoning Regulations

A Master plan or Development Plan or General Town Planning (GTP) Scheme is a general plan for the future development of a city / any settlement showing both, the existing and proposed streets or roads, open spaces, public buildings, residential, commercial areas etc. and shows various land use zones intended for development. Master Plan is a statutory document prepared under the provisions and procedures prescribed under the relevant Acts appended with the Zoning Regulations is the legal instrument for implementing the land use policy as proposed in the Master Plan. Zoning Regulations contains a set of guidelines with regard to the permissibility of the right use and the correct location of each zone duly prohibiting the conflicting uses in order to achieve the objective of the Master Plan for orderly development of a given settlement.

Zoning is a planning control tool for regulating the built environment and creating functional real estate markets. It does so by dividing land that comprises the statutory area of a ULB into different zones, permitting particular land use on specific sites to shape the layout of towns and cities and enable various types of development. It determines the location, size, and use of buildings and decides the density of city blocks.

Need of the Zoning Regulations:

The Master Plans for various urban settlements along their vicinity areas have been prepared at different times for the past several years in the State. Zoning Regulations along with the Master Plans are also issued. It has been observed that some of the Land Use Zone Categories of the Master Plans have been shown differently in each of the Master Plans without following a uniform pattern. Due to this, there are different set of zoning regulations for different Master Plans creating complexity in understanding its applicability. This has led to difficulty among the general public, License Technical Personnel and also among the implementing agencies. Presently, the building permissions are issued through the Online Building Permission System (OBPS) on a single platform in the State. Therefore, it is difficult to customize all zoning regulations on a single platform. Hence, there is an immediate need to develop common zoning regulations for the entire State and this will help to avoid manual interpretation and intervention in the application of the zoning regulations.

Zoning regulations from other states were also reviewed in the process of preparing Zoning regulations. States like Odisha, Uttar Pradesh, Maharashtra, Punjab, Karnataka, Telangana, and Tamil Nadu were taken as basis to prepare negative list of land uses.

II. Rationalisation of Land Use Categories of master plans

A systematic approach has been followed to rationalize the land uses of Master Plans which include-

(a) Comprehensive assessment to understand the commonalities of zones of each Master Plan already approved.

(b) Review of existing land use zones of other metro cities Master / Development Plans.

(c) Comparison with National Level URDPF guidelines.

(d) Consultations with town planning experts and officials of line departments.

After rationalising the land uses, the following 9 Land Use Zones are proposed for the Master Plan area.

Land Use Categories of Master Plan:

The categories of land uses proposed in the Master Plan are as follows:

LAND USE ZONES PROPOSED IN MASTER PLAN

S.No	Land Use Zone Category	Remarks	
1	Residential Use Zone	(R)	All Sub-uses are included
2	Commercial Use Zone	(C)	
3	Public and Semi Public Use	(PS)	All Sub-uses are included
4	Industrial Use Zone	(I)	
	a) Work Centre Zone (Green and White category Industries)		
	b) Red and Orange category Industries		
5	Recreational Use Zone	(RE)	
6	Transportation Use Zone	(T)	All Sub-uses are included
7	Mixed Use Zone	(M)	
8	Agriculture Use Zone	(A)	
9	Development Restricted Zones		
	a) Special Area Use Zone	(SA)	Includes Heritage Buildings identified under NMA Act, Archaeological sites of historical importance and Precincts, Defence / Military lands etc.
	b) Protected Use Zone (Green, Blue, Hills and Forest)	(PR)	It includes Water Bodies (Rivers, Nalas, Reservoirs and Kuntas), Eco Sensitive Areas

			and CRZ areas)

III. Short Title, Scope, Extent & Commencement

3.1 Title

These Regulations shall be called the "**Common Zoning Regulations – 2025"** of Andhra Pradesh prepared under the provisions of relevant Acts in the State of Andhra Pradesh (herein after referred to as **"Common Zoning Regulations-2025"**).

3.2 Scope of the Common Zoning Regulations

The scope of these "Common Zoning Regulations" shall be limited to defining Land Use Zones and the activities permissible in each land use zone depicted in the Proposed Land Use Plan forming part of the Master Plans. Other aspects of development will be governed by relevant Building Rules, Layout Rules etc. issued by the Government from time to time. Competent Authorities under such regulations shall ensure that the developments permitted by them are in conformity with these Zoning Regulations and building rules in force

3.3 Applicability and Jurisdiction of the Common Zoning Regulations

a. These Common Zoning Regulations will supersede all the existing zoning regulations related to all Master Plans/ZDP/GTP except capital city.

b. No development activity like layout, land pooling scheme, building activity or use of any land shall be permitted unless these are in conformity with the Master Plan land use, circulation network and the zoning of the uses and activities as given in these regulations.

c. These regulations however will not prohibit the continuance of existing uses of lands and buildings that have been lawfully established and have a valid development permission obtained from the competent authorities as required under the prevailing statutory provisions and these Zoning and Development Promotion regulations, provided that no expansion of the existing non-conforming use or activity shall be permissible provided such conformed use is dangerous to life.

d. All the layouts approved by the competent authorities as required under the prevailing statutory provisions or plots / layouts regularized by prior to these regulations and change of land use affected by government in the immediate preceding notified Master Plan from time to time shall continue to prevail irrespective of the land use zone proposed in the Master Plan.

3.4 Date of Commencement

These regulations shall come into force on such date as notified by the Government. The implementation and enforcement of the Master Plan shall be in accordance with the Common Zoning Regulations herein prescribed.

Wherever any land use other than proposed uses is existed, clubbed with the relevant categories for implementation purpose till the revision of Master plans is taken up.

IV. DEFINITIONS

In these regulations, unless the context otherwise requires, the definition given as under shall have the meaning indicated against each term. Words and expressions not defined in these regulations shall have the same meaning or sense as in the Andhra Pradesh Town Planning Act, 1920, Andhra Pradesh Municipalities Act 1965, Andhra Pradesh Municipal Corporations Act, 1994, Andhra Pradesh Capital Region Development Authority Act, 2014, Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, Andhra Pradesh Building Rules 2017, AP Layout Rules 2017 as amended from time to time as defined in the National Building Code as the case may be, unless the context otherwise requires. All amendments / modifications made in the aforesaid regulations shall automatically stand deemed to have been included as part of these rules.

"Accessory Use" means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

"Act" means the Andhra Pradesh Town Planning Act, 1920, Andhra Pradesh Capital Region Development Authority Act, 2014 and Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

"Amenities" includes club house, convention halls, educational, commercial facilities, crèche, gymnasium, convenient shopping etc.,

"Appeal" Appeal against interpretation and decision of ULBs and UDAs lies with the DT&CP. Appeal against interpretation and decision of DTCP lies with the Government.

"Banquet Hall" means a premises or part thereof used or intended to be used for hosting social, cultural, ceremonial, or corporate gatherings such as weddings, receptions, parties, conferences, or similar events, where food and beverages are served. Such premises may include ancillary facilities such as kitchen, dining area, storage, and service areas, and may be operated with or without catering services. The activity shall not include lodging accommodation except as permitted in conjunction with a hotel use.

"Buffer area" means

(a) an area of land separating adjacent land uses that is managed for the purpose of mitigating impacts of one use on the other.

(b) an area within which sensitive uses are either restricted or prohibited.

(c) A buffer area consists of a separation distance and one or more buffer elements. Buffer element is a natural or artificial feature that mitigates an adverse impact; a buffer may include open ground, a

vegetation buffer and or acoustic barrier.

"Building" means a structure constructed with any materials whatsoever for any purpose, whether used for human habitation or not and includes-

(a) Foundation, Plinth, Walls, Floors, Chimneys, Plumbing and Building services, Fixed Platforms etc.

(b) Verandahs, Balconies, Cornices, Projections etc.

(c) Parts of a building or anything affixed thereto,

(d) Any wall enclosing or intended to enclose any land or space, sign and outdoor display structures etc.

(e) Tanks constructed or fixed for storage of chemicals or chemicals in liquid form and for storage of water, effluent, swimming pool, ponds etc.

(f) All types of buildings defined below shall be considered to be 'buildings' except tents, shamianas and tarpaulin shelters erected temporarily for temporary purposes and ceremonial occasions.

(i) **"Assembly Building"** means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes and includes buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, marriage hall, skating rings, gymnasia, stadia, restaurants, eating or boarding houses, place of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations and recreation piers.

(ii) **"Business Building"** means any building or part thereof used for transaction of record therefore, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.

(iii) "**Detached Building"** means a building with walls and roofs independent of any other building and with open spaces on all sides within the same plot.

(iv) **"Semi-Detached Building"** means a building having one or more side attached with wall and roof with other building.

(v) "**Row House**" means a row of houses on adjacent plot with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.

(vi) **"Educational Building"** means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational

use, and including a building for such other user's incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

(vii) **"Hazardous Building"** means a building or part thereof used for-

(1) Storage, handling, manufacture or processing or radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes.

(2) Storage, handling, manufacture or processing of which involves highly corrosive, toxic obnoxious alkalis, acids, or another liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

(viii) **"Heritage Building"** means a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the concerned department/notified by the competent Authority.

(ix) **"Heritage Precinct"** means an area comprising heritage building or buildings and precincts thereof or related places.

(x) **"Industrial Building"** means a building or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories etc. The definition of category of the industry is defined as the White, Blue, Green, Orange and Red Category industries as per the classification of industries prescribed by the Central Pollution Control Board (CPCB) from time to time.

a. **Standalone Industry**: A standalone industry generally refers to an independent industrial unit that operates on its own, without being part of a cluster, park, or group of industries. It is typically established outside designated industrial estates, SEZs, or clusters, and has its own infrastructure and facilities.

b. **Flatted Industry:** A flatted factory complex is a multistore industrial building, that is divided into smaller units for separate use-by various businesses for manufacturing, assembly and storage and located in an area of more than 0.5 ac.

(xi) **"Institutional Building"** means a building constructed by Government, Semi-Government organizations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural , hostel for working women or men or for an auditorium or

complex for cultural and allied activities or for an hospice, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories building constructed for the promotion of Tourism such as, star hotels, clubs, golf course, sport stadium and all activities of Tourist Unit as may be declared by Government from time to time.

(xii) **"Mercantile/Commercial Building"** means a building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.

(xiii) "**Office Building"** (premises), means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. Office purposes include the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and clerical work includes writing, book-keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication.

(xiv) **"Public Building"** means a building constructed by Government, Semi government organizations, public sector undertakings, registered Charitable Trust or such other organizations for their non-profitable public activities.

(xv) **"Residential Building"** means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or boarding houses, hostels, dormitories, apartment houses, flats.

(xvi) **"Storage Building"** means a building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garage, hanger, truck terminal grain elevator, barn and stable.

(xvii) **"Unsafe Building"** means a building which,

(a) is structurally unsafe,

(b) is insanitary,

(c) is not provided with adequate means of egress,

(d) constitutes a fire hazard,

(e) is dangerous to human life,

(f) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment and as declared by the competent authority /sanctioning authority.

(xviii) **"Wholesale establishment"** means an establishment wholly or partly engaged in wholesale trade and manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.

"**Convenient shopping**" means premises used for a group of shops comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping which does not exceed builtup area 75 sq.mts. It includes-

(a) Bicycle hire and repair shops,

(b) Books and stationery shops or stores,

(c) Cloth and garment shops,

(d) Florists,

(e) Food-grains or ration shops

(f) Groceries, confectioneries, and general provision shops

(g) Hair dressing saloons and beauty parlors,

(h) Medical and dental practitioner's dispensaries or clinics, pathological or diagnostic clinics and pharmacies

(i) Milk and milk products shops

(j) Newspaper, magazine stalls and circulating libraries,

(k) Plumbers, electricians, radio, television and video equipment repair shops and audio/video libraries,

(l) Restaurants and eating houses

(m) Shoes and sports shops

(n) Shop for collecting and distribution of clothes and other materials for cleaning and dyeing establishments,

(o) Shops dealing in ladies ornaments such as bangles, fancy and gift items etc.,

(p) Shops selling bakery products,

(q) Tailor or darner shops,

(r) Vegetable and fruits shops.

Super Markets, hyper markets are not allowed on par with convenient shopping.

"Developer" means,

(a) a person who constructs or causes to be constructed an independent building or a building consisting of apartments, or converts an existing building or a part thereof into apartments, for the purpose of selling all or some of the apartments to other persons and includes his assignees; or

(b) a person who develops land into a project, whether or not the person also constructs structures on any of the plots, for the purpose of selling to other persons all or some of the plots in the said project, whether with or without structures thereon; or

(c) any development authority or any other public body in respect of allottees of

(1) buildings or apartments, as the case may be, constructed by such authority or body on lands owned by them or placed at their disposal by the Government, or

(2) plots owned by such authority or body or placed at their disposal by the Government, for the purpose of selling all or some of the apartments or plots; or

(d) an apex State level co-operative housing finance society and a primary co-operative housing society which constructs apartments or buildings for its members or in respect of the allottees of such apartments or buildings; or

(e) any other person who acts himself as a builder, coloniser, contractor, promoter, estate developer or by any other name or claims to be acting as the holder of a power of attorney from the owner of the land on which the building or apartment is constructed or plot is developed for sale; or

(f) such other person who constructs any building or apartment for sale to the general public.

Explanation.— For the purposes of this clause, where the person who constructs or converts a building into apartments or develops a plot for sale and the persons who sells apartments or plots are different persons, both of them shall be deemed to be the promoters and shall be jointly liable as such for the functions and responsibilities specified in these rules;

"**Development**" means development with its grammatical variations means the carrying out of building, engineering, mining or other operations in or over, or under land or water or the making of any material change, in any building or land, or in the use of any building or land, and includes re-development and layout for sub-division of any land, and "to develop" shall be construed accordingly.

"**Drain"** means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps gullies, floor traps used for drainage of building or yards appurtenant to the buildings

within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.

"**Dwelling**" means a building or a portion there of which is designed or used wholly or principally for residential purposes. This shall not include boarding or rooming houses, tents, tourist camps, hotels for other structures designed or used primarily for transient residents.

"**Dwelling Unit"** means a shelter consisting of residential accommodation for one family. It is an independent housing unit with separate facilities for living, cooking and sanitary requirements.

"Enforcement Authority" means the Vice Chairman of the UDAs, Municipal Commissioners of the ULBs and Panchayat Secretaries of the respective Gram Panchayats;

"**Existing Building"** means use of a building or a structure existing authorized before the commencement of these Regulations.

"**Existing Use"** means use of a building or a structure existing authorized before the commencement of these Regulations.

"**Group Development Scheme**" is reckoned as development of buildings for any use in a campus or site of 4000 sq.mt area or more and could be gated community, row houses, semidetached houses, detached houses, apartment blocks, [Commercial, Institutional, Industrial buildings] or high rise buildings or mix or combination of the above with or without customary sub-division of the land by way of individual plots.

"**Group Housing/Apartment"** Means a building having five or more multiple dwelling units/apartments and common services on a given site or plot of less than 4,000 sq.mts. in single or multiple blocks each building containing two or more apartments or with total of five or more units/apartments, without customary sub-division of land by way of individual plots.

"Individual Professional Establishment" means an office or workspace used by an individual professional such as a doctor, lawyer, architect, engineer, chartered accountant or consultant, for carrying out his or her professional practice in a part of a residential building without changing its residential character.

"IT Park" means a premises or area developed and used exclusively or predominantly for Information Technology (IT) and Information Technology Enabled Services (ITES) activities, including software development, data processing, call centres, back-office operations, digital communication, and related research or design facilities. The premises may include ancillary support facilities such as training centres, business incubation spaces, cafeterias, convenience shops, banking counters, and utility services necessary for the functioning of the IT/ITES establishments.

"**Land**" includes benefits to arise out of land, things attached to the earth or permanently fastened to anything attached to the earth.

"**Land Use**" means the principal use of land for which a plot of land or building thereon is used or intended to be used. For the purpose of classification of a plot according to the land uses, a land use shall deem to include subsidiary land uses which are contingent upon it.

"**Neighborhood Centre and Civic Centre**" means Neighborhood Centre and Civic Center shall include following activities such as sectoral shopping center, market, office building, cinema, small hospital/Nursing Home (20 beds), playground, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service building such as post office, fire station, police station, religious building and building of public uses.

"Non-conforming Building or Use" means a building, structure or use of land existing at the time of commencement of these regulations and which does not conform to the regulations pertaining to the zone in which it is situated.

"**Occupancy or Use**" means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.

"**Open Space**" means an area, forming an integral part of the site left open to the sky and includes area left for community purposes.

"**Owner**" means the person who receives the rent for the use of the land or building or would be entitled to do so if they were let.

NOTE: The term Owner is synonymous with the term 'applicant'.

(a) An agency or trustee who receives such rent on behalf of the owner,

(b) A receiver, executor or administrator or manager appointed by any court of competent jurisdiction to have the charge of or to exercise the right of the owner,

(c) An agency or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes,

(d) A mortgage of a lease holder so empowered.

"**Parking Space**" means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.

"**Permanent Open Air Space**" means air space permanently open--

(a) If it is a street,

(b) If its freedom from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.

(c) In determining the open air space required for construction of a building, any space occupied by an existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already such a place.

"**Plot**" means a portion of land held in single or joint ownership enclosed by definite boundaries other than the land used, allotted, earmarked or set apart for any street, lane, passage, pathway, conservancy lane or for any other public purpose.

"Professional Establishment" means an office or premises used by professionals such as doctors, lawyers, architects, engineers, chartered accountants, consultants, or similar persons engaged in providing professional services in their respective fields. Such use shall be primarily for consultancy or office purposes and shall not involve industrial, commercial trading, or retail activities.

"Road/Street" means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and, hedges retaining walls, fences, barriers and railings within the street lines.

"**Road/Street-Level or Grade**" means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.

"**Road/Street Line**" means the line defining the side limits of a road/street.

"Service-Road" means a lane from a wider street provided at the front of a plot for service purposes.

"Utility" means roads, streets, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, services and convenience.

"**Warehouse**" or "**Godown**" means a building, the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor merely a shop if so used not a store attached to and used for the proper functioning of a shop.

"**Water Course"** means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and waste water.

"Zonal Development Plan" means a plan detailing out the proposals of Master Plan/Development Plan prepared under the provisions of the Act.

V. Land Use Zones – Allowable and Prohibited Activities

1. Residential Use Zone

In the Residential Zone, buildings or premises shall be normally permitted only for the following purposes and accessory uses.

S.No	Allowable Activities	Uses/Activities Prohibited
	I	II
1.1	All residential buildings, Apartments/ Group Housing, Group Development Schemes, Shop cum residences, Residential Township	• Blue, Green, Orange and Red Category industries as per the classification prescribed by the Pollution Control Board and as per the notification issued by PCCB from time to time. • Bar and pubs, banquet halls, SPA • Petrol/Gas/Diesel/Bio-Diesel filing stations with service stations • IT parks, manufacture of computer hardware • Degree colleges/ Engineering/ Medical/ Polytechnic/ Trade school/ Other higher order institutions • Family entertainment centers / Cultural associations/ Cinema theatres/multiplexes/Malls • Bio-informatic centers • Large scale commercial establishments. • Hospitals / Health facilities with more than 20 beds. • Hospitals treating contagious diseases • Veterinary hospitals • Outdoor games stadium • Warehousing, cold storage godowns of perishables, hazardous, inflammable goods,
1.2	Hostels, Boarding House, lodges	
1.3	Community Halls/Auditorium (Constructed by the Government Agencies), Night Shelter, Dormitory, Dharmashala, homes for senior citizens, orphanages, physically challenged/ disabled/ handicapped people, Clubs, Cultural and Philanthropic associations of non-commercial nature Community centre without commercial activity	
1.4	Guest houses, Home Stays or Paid Guest houses, Service Apartment, Bachelor quarters, Staff Quarters, Security guard accommodation	
1.5	Post-offices, Police stations, Fire stations, Individual Professional Offices, Electric sub-stations, Community toilets/ Public toilets, Disaster Risk resilience center, Government/ Semi Government/ Local body offices	
1.6	Professional establishments exclusively in a single building or mixed with allowable uses, co-working spaces	
1.7	Playgrounds and Play fields, Libraries, Gardens, Parks, Tot-lots, Exhibition and art gallery, Plant nurseries, Beauty parlour/Saloon, Aerobic Centre, Gymnasium, Swimming pool, Yoga centres / health clinics, Games facilities	

	Indoor and Outdoor	wholesale mandis, junk yards • Weigh bridges Workshops for buses, trucks etc., • Truck terminals and Bus terminals • Slaughter houses • Dairy farms, Poultry farms, Animal, and bird farms, fish farms, Pisciculture, Hatcheries, Piggeries, cattle fair grounds • Timber storage, Cold storages and ripening chambers, Weigh bridges, Gas Godowns • Newspaper offices with printing press, Oil rotaries, printing press not exceeding 20 HPEM • Broadcasting, telecasting and telecommunication stations • Ready mix plants • Loading and unloading spaces • Goods and logistic hubs • Automobile service stations • Ice and freezing plants with power. • Defence use, research and development centers • Burial grounds, cemeteries and crematoria • Workshops for servicing and repairs. • Container Terminal • Pre-cast cement industries, Ready mix concrete plants • Quarrying of gravel, sand, clay and stone crushers
1.8	Tiffin centres/Restaurants/Food Courts/Curry point, Bakeries (Capacity<1 LPD) /Cafes/ Canteen/Juice centres	
1.9	Play Schools, Nursery School, Primary School, High school, Junior colleges	
1.10	Banks/ATM, Departmental stores, Internet café centres, IT enabled services on independent plots, Electronic printing press, Computer software units	
1.11	Three wheeler stands, Bus stops, Vehicle parking including multilevel car parking	
1.12	Cell/Mobile Towers	
1.13	Weekly markets	
1.14	Religious premises (Temples, Mosques, Churches and other religious buildings etc)	
1.15	Convenient shopping	
1.16	Poly Clinic/Dispensary/ Medical shops/First Aid centers/ Nursing homes/health facilities including Ayurvedic, Unani, Physiotherapy, Homeopathy, Diagnositic Centers	
1.17	Petrol filling stations without service stations	
1.18	Retail Gas outlets/LPG, RO Water Plants, Water Treatment Plants	
1.19	Battery Recharge stations	

		• Wholesale markets • Sports Stadiums

2. Commercial Use Zone

S.No.	Allowable Activities	Uses/Activities Prohibited
	I	II
2.1	All uses permissible in residential uses are permissible	• Blue, Orange, Red Category Industries • Quarrying of gravel, sand, clay and stone crushers • Slaughter-houses • Poultry farms, Animal, and bird farms, fish farms, Pisciculture, Hatcheries, Piggeries, cattle fair grounds • Burial grounds, cemeteries and crematoria • Storage of inflammable commodities.
2.2	Restaurants & Bar/Canteen/Eating houses, Hotels, Banquet halls, Lodges, SPA	
2.3	Educational institutions	
2.4	Offices, Banks, Financial institutions, Stock exchanges, Hostels	
2.5	Family entertainment centres	
2.6	Hospitals, Bio-informatics centres	
2.7	Public utility buildings, Government offices research and social services institutions, Govt./Semi-Govt/Local Body Offices	
2.8	Petrol/Gas/Diesel/Bio-Diesel filing stations with service stations Weigh bridges	
2.9	IT Parks, Manufacture of computer hardware	
2.10	Service industries not involving manufacture. Clean industries and not exceeding 20 HPEM, Automobile service stations, Auto mobile showrooms, and workshops with installation not exceeding 50 HP	
2.11	Taxi and scooter stands, Transport terminals viz. Bus bays/local bus stands/Bus terminals and Depots / Railway / Metro / BRTS Stations/Yards Truck Parking	
2.12	Cinema Theatres/Miniplex/Multiplex Such uses for public gathering	
2.13	Large scale commercial establishments Wholesale shops, Retail Shops, Auction Market, Professional business establishments	
2.14	Malls, Hospitality including Hotels, Motels, Holiday Resorts	

2.15	Film and allied Production Activities Film and Video Shooting Sites, Film Studios on Land not less than 2.5 ha with studio and other related facilities	
2.16	Convention Centres	
2.17	Kalyanamandapam/Function hall	
2.18	Warehouses and other uses connected with storage of wholesale trade in commodities Whole sale markets and Mandis, Fruit and Vegetable markets, Meat and fish markets, Cattle fair ground	
2.19	Timber storage, Cold storages and ripening chambers, Weigh bridges, Gas Godowns	
2.20	Broadcasting, telecasting and telecommunication stations	
2.21	Private helipads subject to clearance by Civil Aviation department	
2.22	Newspaper offices with printing press Oil rotaries, printing press not exceeding 20 HPEM	

3. Industrial Use Zone:

3a. Work Center Zones (White, Green, Blue)

S.No.	Allowable Activities	Uses/Activities Prohibited
	I	**II**
3a.1	All types of White and Green categories Industries (as per Andhra Pradesh Pollution Control Board (APPCB) / Central Pollution Control Board (CPCB) categorisation)	• Residential use other than staff quarters. • Poultry farms, Animal, and bird farms, fish farms, Pisciculture, Hatcheries, Piggeries. • Resorts • Malls and Multiplexes • Social and cultural institutions • Burial grounds, cemeteries and
3a.2	Wholesale business establishments, Ware-housing & storage, Newspaper offices with printing press	
3a.3	Petrol filling stations with garages and service stations	
3a.4	Ready mix plants, stone crushers	
3a.5	Parks and play grounds, Sports and recreation uses	
3a.6	Public utility buildings	
3a.7	Restaurants, Hotels, Function halls	
3a.8	Transport terminals for goods and	

	passengers, Junk yards, Taxi stands Stock yards	crematoria
3a.9	Residential buildings for staff, Shops, Watch and Ward staff quarters incidental to main use	
3a.10	Loading and unloading spaces	
3a.11	Commercial entertainment of a transient nature like circus	
3a.12	Hospitals, Nursing homes, Dispensary	
3a.13	Technical and research institutions/engineering colleges	
3a.14	Sewage farms, Public utilities like garbage and sewage disposal municipal	
3a.15	Goods and Logistic Hubs	
3a.16	All uses that are permissible under Traffic & Transportation use	
3a.17	Microwave towers, Power plants	
3a.18	Parking lot (including multi-level), Bus and truck terminals	
3a.19	Dairy	
3a.20	Slaughter house and meat processing unit	
3a.21	Automobile Service station	
3a.22	Ice and freezing plants with power	
3a.23	Gas Godowns	
3a.24	In case of White and Green: Incidental to main use, staff quarters, hostels, and dormitories are allowed	
3a.25	Government offices, IT offices	

3b. Orange and Red Industrial Zone

S.No.	Allowable Activities	Uses/Activities Prohibited
	I	**II**
3b.1	All types of industries mentioned under Red and Orange categories Industries as prescribed by CPCB/APPCB.	• All type of Residential, Commercial, Public and Semi Public Activity
3b.2	All other usage permissible from 3.3a.2 to 3.3a.24 are permissible	
3b.3	Incidental to main use, staff quarters, hostels, and dormitories are allowed subject to the condition of maintaining green buffer as mentioned by the CPCB/APPCB.	

3b.4	Quarrying of clay and stone quarrying of gravel	
3b.5	Truck Terminals	

4. Public and Semi-Public Use Zone:

S.No.	Allowable Activities	Uses/Activities Prohibited
	I	**II**
4.1	Local/State/Central Government offices and uses, Semi-Government, Public undertaking offices and uses, Uses incidental to government offices, Radio transmission & wireless stations, Municipal & community facilities, Public utilities	• Red and orange category industries • Heavy, extensive and other obnoxious, hazardous Industries • Slaughterhouses • Junkyard • Wholesale mandies • Dairy and poultry farms • Farmhouses • Processing and sale of farm products and uses not specifically permitted herein • Workshops for servicing and repairs • Residential
4.2	Defense uses, Research & Development centers	
4.3	Libraries, All educational and medical institutions	
4.4	All types of hospitals, Health/primary centers	
4.5	Social, welfare & cultural institutions	
4.6	Religious buildings/centers, Religious & Welfare Institutions with residential quarters	
4.7	Art galleries, Monuments	
4.8	Conference halls, Function halls, Kalyana Mandapams, Auditoriums	
4.9	Off-street parking	
4.10	Burial ground, Cemeteries & crematoria	
4.11	Sports stadium, Swimming pools, Gardens, Parks, Playgrounds & other recreational open spaces, Exhibitions & fair grounds, Special recreational areas, Picnic spots, Geological & botanical gardens, Museums, Aquarium, Waterfronts, National parks, Open air theatres, Temporary exhibitions, Circus/fairs/festivals, Welfare centers, Auditoriums, Recreational clubs, Golf courses, Race courses/Go-karting/Racing tracks,	

	Shooting ranges, Amusement & theme parks, Stables, Planetarium, Horticultural nurseries	
4.12	Computer software units, IT enabled services	
4.13	Banks	
4.14	Guest houses, Hostels	
4.15	Water supply installations, Sewage disposal works, Service stations, Jail, Police station, Post office	
4.16	Rail & Road terminus, Helipads, Airports/Ports, Airport ancillary uses, Railway stations/yards, Bus terminals & depots, Goods terminals, Parking areas, Truck terminals, Railways – Passenger & Freight terminals	
4.17	Educational Institutions (Schools, Colleges, Universities, Polytechnics), Library, Research & Development center	
4.18	Petrol pumps, Petrol filling stations with garages & service stations, Weigh bridges	
4.19	Residential plotted/group housing for staff/employees (incidental to main use), Retail shopping centers	
4.20	Spastic rehabilitation centers, Orphanages, Choultries, Old age homes	
4.21	Dobhi Ghat	
4.22	Motor garages, Workshops & incidental amenities	
4.23	Booking offices	
4.24	Transmission centers, Wireless stations, Radio/TV stations, Telephone exchange	
4.25	Observatory & weather offices	
4.26	Warehousing	
4.27	Public utility buildings	
4.28	Any use/activity incidental to transport & communication uses, Residential units for staff	
4.29	Accessory & support shopping activity	
4.30	Hotels, Restaurants, Way-side	

	amenities	
4.31	Night shelters	

5. Recreational Use Zone:

S.No.	Allowable Activities	Uses/Activities Prohibited
	I	**II**
5.1	Regional parks, All other parks, Playgrounds, Children traffic parks, Specialized parks/ Maidans for multiuse	• Residential, Commercial, Industrial, public and semi public • Any building or structure which is not required for open air recreation • Dwelling units except for watch and ward • All permanent structures except structures ancillary to main use as stated in Col I
5.2	Botanical/ Zoological garden, Bird Sanctuary, Aerial Ropeway	
5.3	All recreational activities/ resorts/ tourism activities/uses which will create tourism promotion are permissible in this zone subject to obtaining relevant No objection certificates/ clearances from the concerned/ respective departments like irrigation department, River conservation etc to encourage tourism promotion. Building and structures ancillary to uses permitted in open spaces and parks such as stand for vehicles on hire, subject to the total ground coverage not exceeding 2%, Camping grounds, Open air cinemas, Commercials use of transit nature like cinema, Caravans parking spaces, Circus and other shows	
5.4	Holiday resorts having minimum plot area of 10 acres with ground coverage not exceeding 5%.	
5.5	Film Studios/city having minimum plot area of 10 acres, with ground coverage not exceeding 10%	

6. Transportation Use Zone:

In the Traffic and Transport use zone, building or premises shall normally be permitted only for the following purposes and accessory uses:

S.NO.	Allowable Activities	Uses/Activities Prohibited

	I	II
6.1	Airport	• Residential • Industrial
6.2	Auto Garages & Repair Shops and facilities such as night shelters	
6.3	Automobile Showrooms, Logistic Park / Ware houses / CFS-Container Freight Station	
6.4	Bus Bays & Local Bus Stand, Bus Terminus & Depot	
6.5	Cold Storage	
6.6	Container Terminal	
6.7	Convention Centers, Exhibition Grounds	
6.8	Electrical Substation, Fire Station / Disaster risk resilience Centre, Fuel Filling Station / Petrol / Gas / Diesel / Bio Diesel	
6.9	Garden, Parks	
6.10	Helipad, Heliport	
6.11	Hotels, Lodging / Guest Houses, Restaurant / Canteen / Eating houses	
6.12	Jetty along navigable water bodies, rivers, canals, sea	
6.13	Truck Parking, Multi-level Parking, Open Parking/Taxi / Auto Rickshaw Stand	
6.14	All Govt. Offices, Police Outpost & Police / Traffic Police Station, RTO	
6.15	Piped Gas Control Station,	
6.16	Railway / Metro / BRTS Station,	
6.17	Retail trade and services including bank branch	
6.18	Second Hand Junk goods and Junk yards	
6.19	Sewerage Treatment Plant, Solid Waste Disposal and Treatment Sites / Landfills	
6.20	Staff Quarters Incidental to main use	
6.21	Trade Center	
6.22	Market / Weekly Bazaar	
6.23	All Commercial uses as incidental to main use shall be permitted including shopping complex, malls, miniplex/multiplex etc. and same shall be forwarded to DTCP provided that separate parking space shall be	

	provided as per AP Buildings Rules along with other conditions as per AP Building Rules and its Amendments.	
6.24	**Growth Corridor Use Zone:** This use is applicable to only Metropolitan Cities and Metropolitan regions, All uses permissible in mixed use zones is permissible in Growth Corridor use zone, All uses permissible in Transport use zone is permissible in Growth Corridor use zone	

7. Mixed Use Zone:

All activities permissible in Residential use, Commercial use, Public and Semi Public, Transportation, Industries except red and orange are permissible in mixed use zone. The road width for allowing the usage shall be as per the building rules issued from time to time by the Government.

8. Agricultural Use Zone:

S.No.	Allowable Activities	Uses/Activities Prohibited
	I	**II**
8.1	All agricultural uses and Horticulture uses Diary and Cattle/Cow Shed, Gaushalas, Emu Farms, Stud Farms, Cattle fairgrounds, Piggeries, poultry farms, animal and bird farms, Fish farms, Forestry, Pisciculture, Floriculture, Aqua farms, Hatcheries, Veterinary hospitals	• Orange and Red category industries
8.2	Electric Sub-stations, Receiving stations, Water tanks and reservoirs, Burial/ burning grounds or crematoria and brick kilns, All types of brick/block industries, Pre-cast cement industries, Ready mix concrete plants	
8.3	Residential building/Farm-house for Agricultural activities subject to plinth area not exceeding 5% of continuous agricultural land holding up to G+1 floor only. Farm House layouts is allowed and separate guidelines shall be issued in this regard by the competent authority This is not applicable for the lands intentionally	

	sub-divided duly forming new roads. minimum plot area i.e., 0.5 ac.	
8.4	Food processing industries, Agro based industries, Sugar mills, Jaggery mills, Ice industry, Mills for grinding, hulling, etc. of cereals, pulses, food grains, oil seeds and rice mills provided the site has proper access and installations Service and repairs of farm machinery and agriculture supplies, Wind mills, Solar energy stations.	
8.5	Petrol Pump and other fuel filling stations	
8.6	Storing and drying of fertilizers incidental to the agricultural operations	
8.7	Camping sites and other recreational uses Parks and play grounds	
8.8	Sewage farms and garbage dumps, Water treatment plants, Sewerage Treatment Plant	
8.9	Amusement parks such as Disney land type, Eco-tourism activities, Toy trains, Gardens/ Botanical and Geological gardens, Orchards, Nurseries, Golf centers, Race course, Race/Driving testing tracks, Cultural buildings	
8.10	Livestock rearing milk chilling centers	
8.11	Cold storage/Ripening chambers, Ware house, Storage and sale of farm products locally produced	
8.12	Brick kilns, Concrete block	
8.13	Filling stations, Weigh bridges and check posts	
8.14	Places of worship	
8.15	Helipads	
8.16	Mini power projects	
8.17	Old age and orphanage homes, public utilities such as solid waste landfills	
8.18	Check posts and toll gates having access to major roads	
8.19	Quarrying and removal of clay and stone up to 3.0m depth and crushing	
8.20	Petrol/Gas filling stations	
8.21	Electrical/Battery recharge Stations	

9. PROTECTED AND DEVELOPMENT RESTRICTED ZONE [DRZ]

9a. Special Area Zone:

S.No.	Allowable Activities	Uses/Activities Prohibited
	I	II
9a.1	**Heritage Buildings/Monuments and precincts, Archaeological Sites** • The Heritage Regulations issued by the Government from time to time shall be applicable • Areas of historical and Archaeological importance having historical monuments and architecturally important buildings, areas of scenic value	• Residential • Commercial • Industrial • As per defence manual • Mining and excavation
9a.2	**Defence / Military Lands** • Defence/Military Lands are lands under occupation of the Defence Services or otherwise earmarked for defence services. These cannot be put to other uses. The areas covered by Defense lands and certain adjoining areas as may be specifically notified, may be subjected to restrictions on constructions or on the use of lands in the interest of safety and security of the defense services or the civil population living in the contiguous areas. The restrictions as stipulated in the Building Rules / Government guidelines and modified from time to time shall be followed	

9b. Protected Use Zone [PR]

S.No.	Allowable Activities	Uses/Activities Prohibited
	I	II
9b.1	**Protected Zone (Blue)** • Water bodies Zone generally indicates all existing water courses, rivers, canals, lakes, tanks and Kuntas as indicated in the topographical sheets published by the Survey of India/Revenue	• Residential • Commercial • Industrial • Public and Semi-Public • Transportation • Mining and

	records/Irrigation department/or other competent authorities • The boundary of the water bodies relate to the Full tank Level as indicated in relevant maps, covering both perennial and non perennial parts when such distinction exists. In water Body Zone no construction is permitted in the water-spread. • The only exception is fishing, boating, and picnics along the banks. The only construction allowed is open to sky jetties for boating, house boats, platforms for fishing and rain shelters' and snack bars each not exceeding 100 sq.m in area and tourist amenities. • Coastal Regulation Zones areas as defined by MoEFCC. • Necessary guidelines to be followed for Eco-sensitive zones Areas with National Parks and Wildlife/bird Sanctuaries	Excavation
9b.2	**<u>Protected Zone (Green)</u>** • No development permission shall be allowed except Agriculture, Horticulture and forestry use • Parks • Botanical gardens • Picnic spots • Electrical sub stations • Microwave radar/cell phones tower/T.V. tower and station are permitted in the zone.	

10. Special Regulations

i. The road width required for allowing the building shall be followed as per the building rules issued from time to time by the Government.

ii. Wherever specific parking standards are not specified in the building rules, The requirement of parking shall be regulated accordingly to the particular use to which the building or premises issued in accordance with the standards specified in relevant rules.

iii. Where it is proposed to have more than one activity in a particular building, the space regulations that will govern the development shall be based on the dominant activity in that building decided on the basis of the percentage of builtup area used.

iv. The White, Green and blue category Industries are permissible in the agriculture land use zone duly collecting change of land use charges and external development charges as fixed by the Government from time to time

v. The registration of Builder, Developer, Society, authorized Agency or body and obtaining of license for Town Planner, Planning and Design Consultancy, Architect, Landscape Architect, Civil Engineers, Structural Engineers and Surveyors are made mandatory to practice.

vi. Notwithstanding any of the rules, the UDA/ULB reserves the right to impose any conditions/rules for the betterment of environment/ public health & safety of the population.

vii. The DCR/ZR does not barred from the various Statute/Act/Rules in force of various competent authorities in public health safety point of view and it has to followed by the various public/organizations etc.

viii. Wherever the Master Plan already approved and having Urbanisable use category (Area for future development), there the uses permissible may be decided by the DTCP based on the abutting land use.

ix. Wherever any legacy use is prohibited within the proposed land use, the said legacy land use will be allowed to continue till the redevelopment of the site is taken up. In case of Red and Orange category industries, required green buffer to be maintained as per PCB norms.

x. Residential development shall be allowed in Agriculture zone, as part of rural development and the area shall be limited to 2.0 hectares and it shall be permitted without change of land use duly collecting the conversion charges and external development charges as fixed by the Government from time to time

xi. All Educational Buildings and uses ancillary to the main use are allowed in Agriculture use zone duly collecting the conversion Charges and external development charges as fixed by the Government from time to time.

xii. Non-Residential buildings other than orange and red category Industries are allowed in site area of 300 sq.mts & above and abutting to existing and proposed 60’00” and above wide roads duly collecting impact fee and change of land use charges as notified by the Government from time to time.

This clause is not applicable for the land uses notified as recreational use zone (Park/Open Space), hillock zone, protect zone, public utilities and industrial zone.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER